

## **Cleveland Township Planning Commission**

**Cleveland Township Hall, Leelanau County, Michigan**

### **Draft Regular Minutes, August 4, 2021**

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM  
**Roll Call:** Chair Dean Manikas, Vice Chair Kim Hayes, Secretary Paul Stowe, Board Rep Todd Nowak, and Commissioner Travis Stein.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public Comment:** None
4. **Pronouncement of any Conflict of Interest:** None declared
5. **Consideration of July 7, 2021 Regular Planning Commission Minutes:** Members reviewed the minutes and approved as amended. **MOTION BY STOWE AND SECOND BY HAYES TO ACCEPT THE MINUTES AS AMENDED. Motion passed 5-0.**
6. **Report by Chair:**
  - a. The board approved an in house survey for Master Plan review. Tim Stein will negotiate with Secretary Stowe and Andi about building the survey.
  - b. Finally spoke with Ross Satterwaite. They are asking about grandfathering the footprint of the warming shed and 2 other lift shacks. He also stated he has no idea on any other plans.
  - c. Contacted Granicus to discuss short-term rentals.
  - d. Trudy Galla was unable to review the ordinance sent to her.
  - e. There is a right-to-farm and agritourism workshop on 9/29.
7. **Reports and Correspondence by Members:**
  - a. Vice Chair Hayes stated she had not received any responses on the Centerville Township documents for Agritourism and Winery/Meadery/Cidery. She has just been able to start on the Agritourism ordinance and would appreciate any input. Chair Manikas said he was waiting until the Cleveland Township Planning Commission got to that ordinance.
8. **Report by Zoning Administrator:**
  - a. One Land Use Permit issued in July – single family home.
  - b. Received third complaint of camping and noise at property at 1364 E Maple Wing Dr., Cedar. Issued a violation notice requiring the removal of the existing camper in thirty days. Zoning Administrator Valentine III spoke issued a 30 day violation on July 22, 2021. He was also told by the son (over the phone) that if he followed through with the violation it would “open a big bag of worms” for the Zoning Administrator.

- c. Received complaint from Leelanau County Building and Safety Department regarding a camper parked at 5660 S Townline Rd., Cedar.
- d. Worked with Gosling Czubak to approve a new driveway for Palmer Woods trailhead improvements.
- e. Advised multiple realtors and property owners regarding zoning requirements.
- f. Visited three permitted building sites.
- g. Denied land use permit application for storage building that encroached on road side setback.
- h. Sent letter to Ross Satterwaite about existing structures. Advised will need a survey from SPC45 LLC and that they would still be subject to current zoning requirements.

**9. Continuing Business:**

**a. Master Plan Environment, Objective 2, Action Step 1**

Chair Manikas made all prior edits to Ordinance 4.27 Watershed Protection and no other changes offered. Chair Manikas also went over Master Plan, Objective 2, Action Step 1 items to review what was covered by Ordinance 4.27 Watershed Protection.

**MOTION TO ADOPT ORDINANCE 4.27 WATERSHED PROTECTION BY HAYES AND SECOND BY STOWE. Motion passed 5-0.**

**b. Master Plan Review And Community Input**

Chair Manikas spoke with Granicus about possible survey questions in regards to short-term rentals. They can provide a free overview presentation with data about short-term rentals in Cleveland Township and potential survey questions would be included. Also if a township decided to allow short-term rentals Granicus could be hired to help monitor and write any needed material for short-term rentals.

Vice Chair Hayes, Secretary Stowe, and Board Rep Nowak stated that they would be interested in hearing the presentation from Granicus. The data would include information obtained from short-term rental sites as to how many short-term rentals are being advertised in Cleveland Township.

The Cleveland Township Planning Commission agreed to invite Granicus to the September 1, 2021 meeting for a 30 minute presentation.

The Cleveland Township Planning Commission also agreed to begin work on the Agritourism Ordinance at the September 1, 2021 meeting. In addition the commissioners will review the old survey questions online and review in order to begin work on the new survey. Vice Chair Hayes will plan to have an Agritourism Ordinance draft ready for review by August 28, 2021.

**10. Public Comment:**

- a. Trisha Denton – Gave a brief statement about shoreline restoration and riprap. Riprap is not a seawall, but it is also not recommended. It should be engineered using specific items like rounded field stone and coconut fiber and each plan is site specific. She also stated it is not an appropriate solution for inland lakes.
- b. Zoning Administrator Nello Valentine II – There are 86 wineries/breweries in the county. He has lived here since 1976 and Cleveland Township has always been the same and he would hate to see it become like other townships. He would like to see no wineries, meaderies, and cideries, and would hate to see more commercial activities. He gets a lot of call from people stating they love the township.

**11. MOTION TO ADJOURN BY NOWAK AND SECOND BY STOWE. Motion passed 5-0.**

**12. Adjournment at 8:07 PM.**